153.0	0005	0012.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	904,400 / 904,400
					USE VALUE:	904,400 / 904,400
					ASSESSED:	904,400 / 904,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
27		CHESTER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	VARGHESE ROBIN
Owner 2:	FRYER CHRISTY
Owner 3:	
Street 1:	27 CHESTER ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	KOUNELAS ANTHONY+VERONICA -
Owner 2:	-
Street 1:	27 CHESTER ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1937, having primarily Vinyl Exterior and 1874 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5000.000	448,400		456,000	904,400
Total Card	0.115	448,400		456,000	904,400
Total Parcel	0.115	448,400		456,000	904,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 482.69 | /Parcel: 482.6

Legal Description

User Acct 101936

GIS Ref

GIS Ref

Insp Date 07/27/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 153.0-0005-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	448,400	0	5,000.	456,000	904,400	904,400	Year End Roll	12/18/2019
2019	101	FV	339,500	0	5,000.	427,500	767,000	767,000	Year End Roll	1/3/2019
2018	101	FV	334,900	0	5,000.	353,400	688,300	688,300	Year End Roll	12/20/2017
2017	101	FV	334,900	0	5,000.	324,900	659,800	659,800	Year End Roll	1/3/2017
2016	101	FV	334,900	0	5,000.	296,400	631,300	631,300	Year End	1/4/2016
2015	101	FV	326,900	0	5,000.	290,700	617,600	617,600	Year End Roll	12/11/2014
2014	101	FV	326,900	0	5,000.	270,200	597,100	597,100	Year End Roll	12/16/2013
2013	101	FV	326,900	0	5,000.	257,100	584,000	584,000		12/13/2012

!12034!

PRINT

Date	Time
12/11/20	02:09:15

LAST REV

Date	Time
08/20/18	14:10:55

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12034

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KOUNELAS ANTHON	48778-315		1/3/2007		493,000	No	No		
	12976-67		5/13/1976			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/18/2017	585	Re-Roof	6,855	C				
9/26/2011	1181	Manual	4,000					install solar syst
10/16/2008	1303	Addition	12,000	C		G10	GR FY10	BUILD 19X11 ADD.
1/31/2007	64	New Wind	9,000	C				
1/24/2007	51	New Wind	7,000	C				
8/11/2005	685	Wood Dec	10,000					
9/18/2003	798	Manual	9,000	C				REPLACE FRONT DOOR
4/3/1995	151	Manual	5,710					ROOF

ACTIVITY INFORMATION

Date	Result	By	Name
7/27/2018	MEAS&NOTICE	HS	Hanne S
1/8/2013	OWNR INFO	MM	Mary M
5/1/2012	Info Fm Prmt	MM	Mary M
6/18/2009	Info Fm Prmt	BR	B Rossignol
1/12/2009	Meas/Inspect	372	PATRIOT
12/3/2008	MLS	MM	Mary M
5/24/2007	MLS	HC	Helen Chinal
1/15/2000	Inspected	197	PATRIOT
12/16/1999	Mailer Sent		

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	101936
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	80.	1.14	9									456,000						456,000	

Total AC/HA: 0.11478 | Total SF/SM: 5000 | Parcel LUC: 101 One Family | Prime NB Desc: Brackett | Total: 456,000 | Spl Credit | Total: 456,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1937	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	Yes	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.21040344
Const Adj.:	1.00289965
Adj $ / SQ:	151.739
Other Features:	105878
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	550820
Depreciation:	102452
Depreciated Total:	448367

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 8		BRs: 3		Baths: 1					HB 1		

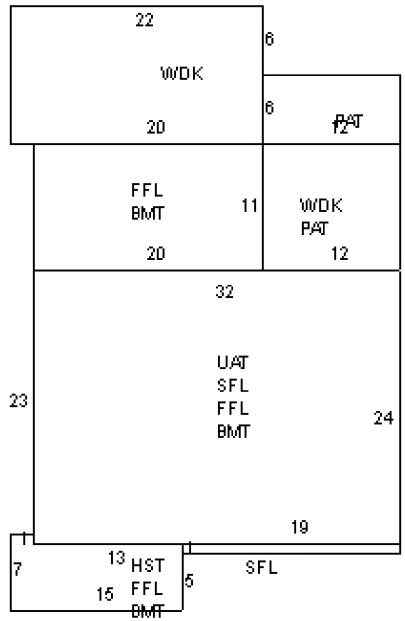
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	M
Totals			
1	8	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	183.60
Special Features:	0	Val/Su Net:	119.70
Final Total:	448400	Val/Su SzAd	239.32

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,080	45.520	49,163
FFL	First Floor	1,080	151.740	163,878
SFL	Second Floor	748	151.740	113,448
WDK	Deck	396	8.550	3,386
PAT	Patio	204	4.100	836
UAT	Upper Attic	192	60.700	11,654
HST	Half Story	46	151.740	6,980
	Net Sketched Area:	3,746	Total:	349,345
Size Ad	1873.6499	Gross Are	4407	FinArea 1874

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	95			A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

153.0-0005-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: